

A boutique development of Manhattan studios, one & two bedroom apartments. Parking available by agreement.

THEFRIARSLEWES.CO.UK



THE FRIARS OFFERS A CONTEMPORARY & COMPLETELY NEW UNIQUE APPROACH TO APARTMENT LIVING



THE FRIARS OFFERS BOTH TRADITIONAL 1 & 2 BEDROOM APARTMENTS AND A UNIQUE SELECTION OF MANHATTAN STYLE APARTMENTS.

The Manhattan apartments at the Friars are studio apartments that offer a clever combination of open and expansive living with separate sleeping areas, offering a hybrid between one bed and studio type units. This is a style of living enjoyed across cosmopolitan cities such as London & New York.

Serviced with a passenger lift from the impressive reception entrance all apartments are fitted to the highest standard with engineered flooring, bespoke designer bath/shower rooms by Abacus, state of the art kitchens with Silestone Quartz worktops and secure parking available.

LEWES

LEWES IS THE HISTORIC COUNTY TOWN OF EAST SUSSEX. THE BEAUTY OF THE RICH ARCHITECTURAL HERITAGE INTERPLAYS WITH BOTH THE RIVER OUSE, AS IT MEANDERS THROUGH THE TOWN CENTRE AND THE SOUTH DOWNS NATIONAL PARK.

The Friars Lewes





Lewes is home to a wealth of creative industries and the vibrant patronage of the arts can be felt through the character of its lanes and twittens, as you wander through the town.

Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure, from the gastronomic delights on offer at the Pelham House Hotel and Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery.

Visit the farmers market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's, the local brew, and take in some music in one of the many friendly pubs in the area.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities.

Easy access is afforded to the Leisure facilities of Brighton Marina, within 10 miles, which is the largest man-made marina in Europe, and also hosts a multiplex cinema.

Schooling in Lewes is exceptional and there are a range of well regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VIII. South Downs College is located in Lewes offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer.



The City of Brighton is only 8 miles away on the south coast and there are also direct rail links to London Victoria, in a little over one hour. Lewes has a maverick population, which over the centuries has resulted in the town developing a truly unique place in history. Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII. The character of Lewes is such that it can boast the first assembly of Parliament!

EASY COMMUTE

The Friars is perfectly placed for the commuter with Lewes Station only a 5 minute walk.

From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

TRAIN TIMES:

Lewes to Brighton	16 minutes
Lewes to London Victoria	65 minutes
Lewes to Gatwick	31 minutes
Lewes to Haywards Heath	16 minutes
Lewes to Seaford	17 minutes
Lewes to Eastbourne	20 minutes

A LUXURIOUS SPECIFICATION

GENERAL

- Engineered oak flooring
- Low energy LED lighting
- Wired for Sky Q with TV points in living and bedroom areas
- Video intercom entry
- Dedicated bike store

KITCHENS

- Professionally designed contemporary matt white handleless kitchens
- Silestone quartz worktops
- Glass splashbacks
- Soft close doors and drawers
- Integrated Siemens and Neff appliances to include full size Siemens combination oven with built in microwave, induction hob, Elica extractor, dishwasher and fridge or fridge freezer
- Under-mounted Blanco Silgranit sink
- LED under cabinet lighting

UTILITY CUPBOARDS

• All apartments to feature separate utility cupboard with freestanding Neff washer/dryer

BEDROOMS

- Fitted sliding wardrobes in all bedrooms
- Fully fitted neutral carpets to all enclosed bedrooms
- Engineered oak flooring in studio bedroom areas
- Bespoke glass screens to studio bedroom areas

BATHROOMS/SHOWER ROOMS

- Luxury walk in shower rooms and bathrooms designed by Abacus featuring;
- Italian porcelain tiles to walls and floors
- Contemporary white sanitaryware
- Storage to include mirrored recessed bathroom cabinet, wall mounted vanity unit and recessed shelf
- Polished chrome fittings
- Shaver sockets throughout
- Fixed head rain-style shower with separate hand held shower
- Chrome finished towel rail

PARKING

There are parking spaces available by separate negotiation.

WARRANTY

Each apartment will come with an Advantage 10 year new home warranty.





GROUND FLOOR



FLOOR PLANS

FIRST FLOOR









THE RIVER OUSE MEANDERS THROUGH THE TOWN CENTRE AND THE SOUTH DOWNS NATIONAL PARK.



THE MANHATTAN APARTMENTS OFFER A CLEVER COMBINATION OF OPEN AND EXPANSIVE LIVING WITH SEPARATE SLEEPING AREAS.







ALL ENQUIRIES



10 YEAR NEW HOME WARRANTY





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FURTHER DETAILS THEFRIARSLEWES.CO.UK A DEVELOPMENT BY



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